

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Upper Roxborough Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by Shawmont Avenue, Hagy's Mill Road, Manor Road, and the Schuylkill River not for publication
N/A
city or town City of Philadelphia and Springfield Township vicinity N/A
state Pennsylvania code PA county Philadelphia and Montgomery code 101 and 091 zip code 19128 and 19452

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Brent D. Glass March 16, 2001
Signature of certifying official Date

Brent D. Glass, Executive Director, PA Historical Museum and Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register	_____
____ See continuation sheet.	_____
____ determined eligible for the	_____
National Register	_____
____ See continuation sheet.	_____
____ determined not eligible for the	_____
National Register	_____
____ removed from the National Register	_____
____ other (explain):	_____

USDI/NPS NRHP Registration Form
Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Page 2

National Register
☐ See continuation sheet.
☐ determined not eligible for the _____
National Register
☐ removed from the National Register _____
☐ other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

<u>Contributing</u>	<u>Noncontributing</u>	
101	66	buildings
21	0	sites
5	2	structures
0	0	objects
127	68	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Smith, Ira

To: Byrd, Stephanie
Cc: Filipi, Deborah; Van Sweden, Bryan
Subject: Grants Conference Call

Stephanie

Please set up a conference call with the Grants Committee members, Brent , Deborah, Bryan and I. Janet's available April 2nd (am), 3rd (anytime) and 4th (am). The subject will be to review and approve Project Grant priority listings. Thanks.

Ira
3-19-01

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic	Sub: single dwelling, secondary structure, institutional housing
Commerce/trade	department store, warehouse
Government	post office
Agriculture/Subsistence	storage, agricultural field, animal facility
Industry/Processing/Extraction	manufacturing facility, extractive facility, waterworks
Transportation	rail-related

Current Functions (Enter categories from instructions)

Cat: Domestic	Sub: single dwelling, secondary structure
Commerce/trade	business, warehouse
Agriculture/Subsistence	storage, agricultural field, animal facility
Landscape	conservation area
Transportation	rail-related

7. Description

Architectural Classification (Enter categories from instructions)

Colonial; Mid-19th Century: Greek Revival, Italianate, Romanesque Revival; Late Victorian: Queen Anne; Late 19th and 20th Century Revivals: Classical Revival, Arts and Crafts, Tudor Revival, Pueblo, Bungalow

Materials (Enter categories from instructions)

foundation	stone
roof	asphalt, metal, slate
walls	stone, stucco, wood
other	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ X D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Archaeology: Historic - non-aboriginal

Industry

Transportation

Period of Significance Significant Dates

1720-1940

N/A

Cultural Affiliation

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Architect/Builder

Furness, Frank

McGoodwin, Robert Rodes

Neff, George

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Free Library of Philadelphia, Roxborough Branch; Schuylkill Center for Environmental Education; University of Pennsylvania Archives, Philadelphia.

10. Geographical Data

Acreage of Property 711

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing		Zone Easting Northing	
1 18	477480 4434860	3 18	479560 4433280
2 18	479040 4435070	4 18	478670 4432600

☒ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

USDI/NPS NRHP Registration Form
Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

11. Form Prepared By

<u>name/title</u>	Emily T. Cooperman, Ph.D.	<u>date</u>	
<u>organization</u>	George Thomas Associates	<u>telephone</u>	(215) 247-6787
<u>street & number</u>	9515 Germantown Avenue	<u>zip code</u>	19118
<u>city or town</u>	Philadelphia	<u>state</u>	PA

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

The Upper Roxborough Historic District encompasses the historic industrial, country retreat, and agricultural rural landscape of eighteenth-, nineteenth-, and early twentieth-century farm and industrial buildings, estate houses, and open space along the Schuylkill River in the northwesternmost part of Philadelphia, extending just into Montgomery County. The district is bounded roughly by Shawmont Avenue, Eva Street, Port Royal Avenue, and Hagys Mill Road in Philadelphia and continuing into Montgomery County, and by Manor Road in Montgomery County and the Schuylkill River. The vast majority of the contributing resources in the district (of which there are 127) retain historic integrity. The contributing resources can be broadly classified into two categories. The first of these categories includes domestic buildings (i.e. houses and secondary buildings) and the sites of former buildings constructed in the eighteenth, nineteenth, and early twentieth centuries. Almost all of the contributing buildings are of masonry construction with wood trim; most are built of local rubble stone, many with stucco over stone; a handful are of brick. Most of the contributing buildings are small-scale farm- or industrial workers' houses; historic barns and other agricultural secondary buildings survive on many properties. The earliest of the houses have typical Colonial features like gable roofs and multi-light windows. The early nineteenth century houses generally show the continuation of earlier traditional forms. The houses built after the mid-nineteenth century include a sampling of period styles, beginning with a group of Greek Revival-Italianate transition country houses of moderate size, and continuing into the Queen Anne. Revival styles, including Colonial Revival and Tudor Revival, are predominantly represented in the later contributing buildings, of which there are relatively few. The second broad category of contributing resources consists of the industry and railroad-related buildings, sites, and structures that span the same period as the houses, although no architectural style can be cited for with most of these. These resources range in scale from small dam structures to large industrial mill buildings. Most of these are also built of masonry. The majority of the non-contributing resources (of which there are 68) consist of houses and secondary buildings constructed after the period of significance, although a small group of later institutional buildings, including those for the Schuylkill Center for Environmental Education, also fall into this category. Very few of the non-contributing resources are historic buildings that have lost integrity through alteration, and the overall integrity of the district is not compromised by later infill. The district is quite distinct from its surroundings: it is now almost surrounded, except on the river itself, by late twentieth-century housing development. Further, in the buildings and sites that document the combined uses along the river, it is distinct from the region of dense industry and housing of Manayunk to the south along the river, and from the area of commercial and residential development along the historic turnpike, Ridge Avenue, to the east of the district.

The district is divided into two geographic zones with differing types of resources in each. In the river plain along the edge of the Schuylkill there are large industrial buildings and sites, as well as railroad lines, rail-related buildings and structures, workers' houses and secondary buildings. In the inland portion of the district, to the northeast, the land rises steeply in rock bluffs from the riverfront, where sites of former quarries survive. In the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

inland zone, many of the resources are arranged along a series of ravines that hold or held creeks that run from the northeast to the southwest and the river, or along the roads that parallel the creeks. Small-scale historic industrial buildings and sites are located along several of the creeks; small-scale farm clusters and mill-workers' houses are arranged along the historic roads, which lead from Ridge Avenue, to the east of the district, toward the river. In the areas between the parallel roads and creeks are estate houses, mill-owners' dwellings, and larger farm building clusters. The last are particularly concentrated in the northwestern third of the inland zone of the district (between Spring Lane in Philadelphia and Manor Road in Montgomery County). Throughout the district, open space between the ravines, along with secondary forest growth and brush lines, indicate former agricultural fields, although field agriculture is conducted today only in one portion of the district, just north of Spring Lane.

In this description, the resources of the district will be addressed geographically: those of the river plain will be described first, and then those of the inland zone. In the river zone, at the southernmost point of the district, is the Roxborough Pumping Station (inventory 25), which consists of two massive masonry buildings near the river's edge. The earlier building (ca. 1860), the northern and smaller of the two, is a single rectilinear volume in Romanesque Revival, with elongated round-arch blind window panels with heavy hood molds. The later building, just to the south, (ca. 1890, photo 1), is even larger, and recalls the earlier structure in its round arch openings and brownstone details, the scale of the openings and the character of the details is Classical Revival rather than Romanesque. The later building is in poor condition due to a fire of unknown date, although the masonry survives intact and a replacement roof is in place. Just inland of the pump station buildings is the former Philadelphia, Germantown and Norristown Railroad/Philadelphia and Reading Railroad tracks (the R6 Norristown SEPTA Regional Rail line), which runs southeast-northwest through the length of the district in the river plain. Two historic passenger stations, both with integrity, survive in the district. The Shawmont station (inventory 26, photo 2), now closed as a rail station, is located just to the north of the Roxborough pumping station, and was built in the mid-nineteenth century. It retains most of its period details including the ruled and jointed stucco on its exterior, its bracketed cornice and 6/6 windows, but is in somewhat deteriorated condition. The Miquon (formerly Lafayette) Station, near the northwest end of the district in Montgomery County, consists of two buildings (inventory 97, photos 3, 4). The older, Queen Anne style shelter on the southwest side of the tracks, with its post and beam construction and bead-board decorative detail, is presumed to have been designed by architect Frank Furness in the 1880s. The newer building (ca. 1910), by an unknown designer, merges Classical and Arts-and-Crafts detail in its overhanging beam roof and massive raised brick quoins.

A second set of tracks (built by the Pennsylvania Railroad in the 1880s) that paralleled the surviving R6 rail line to the northeast was abandoned and the tracks have been removed; the track bed is now part of the recreational pedestrian and bicycle path system along the river, and the surface is paved with macadam. Two contributing,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

historic overpass structures for the former railroad survive in the district. On the south, at the base of Shawmont Avenue, a massive 1883 arch in good condition retains its original construction materials, including the red brick under-arch and the cyclopean, regularly coursed blocks that face the sides. At the northern end of the district, the overpass on Manor Road retains its abutments of the same material, although the bridge itself is replaced.

The river plain also has a concentration of small-scale workers' houses along Nixon Street mostly built between 1850 and the 1880s, and a group of trailer homes and small resort buildings west of the rail line on River Road, mostly built after the period of significance. The village of double and single houses and the store that served it faces Nixon Street (inventory 20-24, 27-36; photo 6). The buildings are sited according to nineteenth-century suburban norms, with small side yards and modest separation between them. All of the historic buildings retain original details, and, while there have some replacements of sash and recovering of surfaces, the village group as a whole retains historic integrity, including the gray-stone, Queen Anne former store building at the southern end with its decorative cross-bracing on the southern volume. The buildings include stuccoed, mid-nineteenth houses on the northeast side of the street with modest Italianate, round-arch fenestration and central Downing gables; on the southwest side, single and double workers' houses include a stuccoed dwelling (7840) that retains its original segmental-arch sash, decorative cornice and porch, and Queen Anne double houses with decorative pressed brick from later decades. Infill (primarily 7850-7858 Nixon Street, inventory 37) does not negate the integrity of the village group as a whole.

North of the Nixon Street workers' village group, the Philadelphia portion of River Road runs through the lowest part of the river plane. This area (inventory 55-90), the site of a former nineteenth-century ice factory, holds the highest concentration of non-contributing buildings in the district, a group of mobile homes that date from after the period of significance. This section of River Road is included in the district despite these buildings for two reasons. First, these buildings sit on an area of historic, river-based activity, and there is significant potential for archaeological sites in their vicinity; a number of contributing buildings are found among them (photo 7). Second, because of the relatively low density and small scale of these buildings and despite their numbers, the historic rural character of the river front area survives with integrity. At the northern end of the mobile homes are the contributing buildings of a small, Bungalow-style, pre-World War II resort (inventory 91).

On the inland side of River Road, just south of the Philadelphia city line, are the sites of two large quarries, the northernmost of which dates to 1848 and probably earlier (inventory 93, photo 8). These quarries sit in the cliff that rises from the river plain, at the end of two natural ravines that hold small creeks. None of the associated mill buildings survive, and the quarry floors are overgrown. Debris mounds, grown over with vegetation and young trees, are scattered throughout the quarry floors and probably contain archaeological evidence of former structures

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

and buildings. The quarries were originally part of a large property that extended into Montgomery County and eastward to Hagy's Mill Road. The earliest dwelling for this property stood inland (east) from the Philadelphia and Norristown Railroad in Montgomery County and was demolished for the construction of the Pennsylvania Railroad line in the 1880s. The houses associated with nineteenth-century activities on the property, when the quarries were owned by Samuel F. Prince, will be discussed below.

To the northwest of the quarries in the river plane sit the buildings of the Riverside Paper Mills, whose roots reach back into the early eighteenth century. The earliest resource in the complex is located to the north of Manor Road: a substantial stone building (inventory 14, photo 9) in two major volumes. The rear, northern volume, which dates to ca. 1720-30, is a 1-½-story, 1-room deep settlement building with a large chimney mass on the north side. It retains its original gable-roofed, rubble-stone construction and what is probably its original fenestration pattern of windows flanking the former front door centered in the south elevation, with smaller windows in the gable end above. A massive, center-hall plan, 2-room deep front volume to the south of the original volume was added in the late eighteenth century. This later, 2-½ story volume is of the same rubble-stone, gable-roof construction as the earlier, but the gable sits perpendicular to that of the older volume; that is, the gable ends face east and west. The front, south elevation is in three registers, with a central door. The windows throughout the building are 2/2 double-hung and probably date to the mid-nineteenth century when it was converted to office use for the Riverside Mills. A dormer in the northeast elevation of the older volume may date to the same period. The later volume is fronted by a Stick-style porch, ca. 1875. This building is among the oldest resources in the district, and survives with integrity, documenting not only early occupation of the district, but also the later development of the mill site around it. To the south of Manor Road, a range of late nineteenth-century, 3-story brick and rubble-stone mill buildings (inventory 95), converted in 1999 to office use, represent the formerly substantial Riverside Mills. The windows have been replaced throughout, but alterations have not compromised the historic character of these buildings. The masonry of the principal mill race that served the complex, on the south side of Manor Road, survives.

As noted above, many of the resources of the inland portion of the district are arranged along the parallel axes of creek ravines and the historic roads leading from Ridge Avenue toward the river. The largest of these creeks are Trout Run at the northern edge of the district and Green Tree Run at the southern edge of the district. Both of these waterways have historic roads adjacent to them: Manor Road on the north and Shawmont Avenue (formerly Green Tree Lane) on the south. Historic buildings, structures, and sites are clustered along these creeks and roads. A number of early mill-related structures and sites survive along Manor Road and Trout Run. These include eighteenth- and nineteenth-century spillways constructed to canalize Trout Run. Further upstream sit the masonry remains of the late eighteenth-century Hagy's Mill, at the intersection of Hagy's Mill Road and Manor Road (photos 10-12); immediately upstream from it is the still-dammed millpond. Although Hagy's Mill is a ruin, a substantial

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

amount of the rubble masonry walls of the original structure survive on three sides, as do the masonry retaining walls that still dam the mill pond just upstream of the former mill. South of Trout Run and southeast of the Riverside Mill buildings are the uphill earthwork remains of three large pulping ponds associated with the Riverside Mills and the access road from Manor Road to them. Although these sites are overgrown, the substantial changes in grade make these sites legible. There are no structural remains in these sites above ground.

Like Trout Run, Green Tree Run was the site of mill-related activities, structures, and buildings in the eighteenth and nineteenth centuries. The surviving evidence of mill activities includes a number of dam sites and structures (inventory 98), and an early twentieth-century bottling plant (228 Shawmont, inventory 111), converted to residential use, built on the foundations of an earlier mill. Most of the mill-workers' houses also survive on Shawmont Avenue with historic integrity (inventory 100, 102, 104, 105, photo 13). Infill has been modest, as have rehabilitations to historic buildings themselves. Upstream (east) of these workers' houses, Queen Anne style houses built shortly after 1880 were constructed for land or mill-owners along Green Tree Run and survive to the present (inventory 103, 106, 1-4, photo 14).

Two principal, related types of historic buildings and sites predominate in the inland core of the district. These are eighteenth- and nineteenth-century farm clusters interspersed with country houses used primarily as summer residences. In addition to Manor Road and Shawmont Avenue, the other principal historic axis across the district is Port Royal Avenue (formerly Ship Lane), the oldest surviving road connecting the river and Ridge Avenue. At the southwestern end of Port Royal, a cobblestone section documents earlier paving. Port Royal is the site of the most densely built historic small farm clusters in the district, particularly on the southeast side of the street (inventory 38-48). Like the workers' houses on both Shawmont Avenue and Nixon Street, the houses and secondary buildings (which include barns and other agriculture-related buildings) on Port Royal generally face the street, although they are not as densely sited as those in workers' house groups, and are set back further. The majority of the Port Royal houses and secondary buildings on Port Royal appear to date from the early nineteenth century and after (photos 15-19). However, at least two, the "Brolo Farm" house of the Schuylkill Center for Environmental Education (inventory 54), on the northwest side of the street near the intersection of Hagy's Mill Road, and 399 Port Royal (inventory 48) on the southwest side, have rear wings that were small, eighteenth-century settlement houses. It is possible that other Port Royal houses have earlier portions as well. Houses and secondary buildings on the southeast side of the road are relatively denser compared to the northwest side, where historically there were larger tracts of land. The rear of the properties on the southeast side is now largely maintained as uncultivated open space (i.e., as lawn) where formerly there were agricultural fields and orchards. All of the historic buildings on Port Royal Avenue retain integrity and are generally in good condition. There are only two non-contributing buildings: on the southeast side, a small building associated with the property of St. Mary's Church in

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Manayunk and on the northwest, a utilitarian building that is part of the Schuylkill Center's property. The remains of masonry walls from two former houses of the approximate age of the remaining houses on Port Royal constitute contributing sites on the northwest side of the street (inventory 52-53).

To the north of Port Royal Avenue, the inland zone of the district is largely taken up by the property of the Schuylkill Center for Environmental Education, established in 1965 on lands that had been accumulated beginning in the 1880s by Henry H. Houston and his successors. Most of Schuylkill Center's property is characterized by succession woodland that has grown up since World War II in what was formerly a combination of woodlot and agricultural fields varying in location at different points. Agriculture, both field and livestock, continues in the district only in the Schuylkill Center's property along Spring Lane. On the northwest side of Port Royal, late eighteenth and early nineteenth-century houses and secondary structures survive, as on the southeast side, although less densely built. At the core of the Center's property is its group of purpose-built educational and administrative buildings, constructed shortly after the establishment of the Center. These non-contributing buildings consist of a range of volumes 1 and 2 stories high, in concrete block construction and simplified Modern style. The buildings are accessed from Hagy's Mill Road to the east via an historic track that was established for a grand, Greek Revival-Italianate transition style summer house, "Fairview," (inventory 9, photo 20) built ca. 1856. This three-story house consists of a single, stuccoed cubic volume with an overhanging, bracketed roof. It stands to the southwest of the Center's buildings, on a site that commands an extensive view of the river in both directions. The house is a rare example of the style in the region and retains historic integrity; with surviving original trim on the interior, and unusual 4-over-4 windows with narrow cross-muntins intended to approximate the appearance of 2/2. Alterations to the first floor southwest elevation were made by architect George Neff within the period of significance (1936) including the removal of the original porch, replacement of first floor fenestration on the elevation facing the river with "French" doors, as well as minor interior changes. The sophistication of the trim suggests that the house may have been architect-designed. The house was also accessed historically by a road, traces of which survive, that rose from a station on the railroad line to its southwest; the station was demolished for the construction of the Pennsylvania Railroad line in the 1880s. Documentation from the Houston papers and remains on site also indicate that a terrace was built below the house, either as a garden feature or simply as a viewing platform. The site of the detached barn is still distinguishable to the east of the house itself, and consists of masonry remains visible above ground. A 1936 concrete-block, single volume garage, also designed by Neff, sits just to the northeast of the house. A former house site sits to the southwest of "Fairview," with virtually no evidence above ground.

To the north of the Schuylkill Center's main buildings sits a creek ravine called "Murder Hollow" for a mid-nineteenth century tragic event in which most of the members of a German-immigrant family were killed. This area is occupied by late eighteenth - early nineteenth-century farmhouses and their secondary buildings and structures

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

and by another mid-nineteenth century summer house (inventory 11). The southernmost of these buildings, on the slope of the ravine, is part of the Schuylkill Center's property: the "Weil" house (inventory 10) – a modest, gable-roofed, rubble stone farm house built in the early nineteenth or late eighteenth century. To the north of this building and on the south side of the ravine is another summer house built at approximately the same time as "Fairview" (photo 21). It is slightly more modest in scale than the other building, but shares its cubic, main volume (probably originally stuccoed as at Fairview), over-hanging, bracketed roof, and 4-over-4 sash. Both were presumably by the same unknown builder/designer. Two other historic houses and their secondary buildings survive along the historic road that originally led to the river and sits to the north of 8520 Hagys Mill Road. Like the Weil house, these small, gable-roofed masonry buildings appear to date to either the late eighteenth or early nineteenth century. Between the nineteenth century summer house and these houses sit a series of earth terraces of unknown date reputed to have been established for grape growing. The roadway that connects these houses and secondary structures originally followed a surviving creek and led to the southern quarry along the river noted above. To the north of the roadway is one non-contributing house and its secondary building (inventory 12) – as in the historic groups described previously, these do not substantially affect the integrity of the Murder Hollow ensemble. The level areas of the road and an embankment near the quarry site are still legible, but today are overgrown. Approximately half way from the houses in "Murder Hollow" along the creek toward the quarry sits a containment pond at a spring adjacent to the creek built to charge a pump house that survives on the north side of the creek.

The pump house was part of the large property, previously noted, that extended northwest from "Murder Hollow," included both quarries, and extended into Montgomery County. This estate, "Rockdale," belonged to Philadelphia stone merchant Samuel F. Prince through much of the latter half of the nineteenth century. The main residence, built ca. 1853 (inventory 115, photo 22), sits on the next rise to the north above Murder Hollow. Like the other two summer houses to the south, it is a Greek Revival-Italianate transition style villa that retains historic integrity. Matching trim in the houses suggests the same builder/designer. Like the other two, the Rockdale house was built for summer use and shares their overhanging, bracketed roof. Unlike them, however, it is of frame structure and retains its original porch. To the northwest of the Prince house sits the tenant farm cluster that also retains integrity, which includes a massive frame and serpentine bank barn and a farmhouse in simplified Italianate style consisting of a principal, gabled volume fronted by its original porch with secondary volumes to the rear, in the midst of what is still an agricultural landscape. To the west of the farm house are the remains of a small, 2-cell stone mill that predates Prince's occupation of the estate. The surviving portions of the mill include the walls of the building itself and cut stone races on its north side. The earth spring impoundment upstream of the mill also partially survives.

The region of the district to the northeast of the former Prince property, along Spring Lane and Hagys Mill

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Road north of the Spring Lane, is an area of former farmland that has been sparsely developed. A small number of historic, contributing houses, a non-contributing school building, and two non-contributing houses are found here. The two contributing houses (inventory 5, 6), facing historic Hagy's Mill Road, are small farm or worker's houses that post-date the Civil War and are similar in scale and style to contributing houses on Nixon Street and Port Royal Avenue.

To the north of these buildings sit the buildings of "Renfrew farm," now the Renfrew Center. These consist of two clusters that were separate properties in the nineteenth century, brought together in the Houston period of ownership. On one sits an important, large-scale group of masonry and frame barns (inventory 121, 122, photo 23) and secondary structures to the north of Spring Lane. On the other to their east, an early nineteenth-century farm house expanded and converted in 1929 to a grand house in the Cottswold style by the important early twentieth-century Philadelphia regional architect, Robert Rodes McGoodwin, for the Houston family (inventory 123). The McGoodwin complex includes garden walls, an enclosed parking area and garage. The McGoodwin buildings survive with historic integrity, and are a testament to the work of this important regional architect. The Renfrew buildings also represent the final historic phase of occupation of this portion of the district as an area of elite residence.

Overall, the physical integrity of the resources in the district is good, with relatively little deterioration. To take the ratio of contributing resources to non-contributing resources at face value might lead to a misunderstanding of the historic integrity of the district as a whole. As noted above, the portion of the district in which non-contributing buildings are concentrated is along River Road, in an area in which historically there were few permanent buildings. As also noted, despite the number of these buildings, they have relatively little impact of the district as a whole. Through the rest of the district, non-contributing resources consist of a relatively small number of houses and institutional buildings constructed after the period of significance, spread throughout the district. Restoration and appropriate adaptive use of historic buildings is now a goal of the Schuylkill Center for Environmental Education, which is undertaking an extensive study of the Fairview house on its property as an outgrowth of a master plan recently completed. In addition, the Schuylkill Center has plans to integrate information about the historic fabric of the area into its education programs.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

The Upper Roxborough Historic District merits placement on the National Register under Criterion A for its association with late eighteenth and early to mid-nineteenth century agricultural development in working farms and gentlemen's estates, and for milling and other industries powered by the Schuylkill River and feeder streams. In addition, the district is significant for its association with the transportation history of the region, particularly the development of the railroad. The district meets Criterion C for its mix of eighteenth-, nineteenth-, and early twentieth-century architectural styles of the region, which range from vernacular worker's houses and tenant farm houses, barns and outbuildings, to fashionable high-style residences for the elite. Further, the district meets Criterion D for its historic industrial and domestic ruins and sites that may reveal important information regarding the material culture of the region, particularly concerning the history of German extraction communities. The period of significance spans from the beginning of industrial and agricultural development in the district around 1720 and continues through to the end of the period when buildings that relate to the district as an historic agricultural and industrial area were being constructed, around the eve of World War II.

Historic development in the district can be defined in three broad periods. In the first, farm settlement and early industry were established beginning in the early eighteenth century, principally by people of German heritage, and continued into the mid-nineteenth century.¹ A number of resources in the district embody this first period. A concentrated area of historic industrial activity in this period was along Trout Run and Manor Road in Montgomery County: the surviving Hagy's Mill site (resource inventory 19), as well as the River Park House (inventory 14), both testify to this earliest occupation. This was followed by similar industrial and residential development along Green Tree Run and Shawmont Avenue. The highest concentration of agricultural settlement in this first period was along Port Royal Avenue. In the second period, beginning in the mid-nineteenth century, both country residences and industrial growth were established in the district by wealthy Philadelphians whose access to the district was facilitated by improved transportation along the river, particularly the railroad.² The heaviest industrial development in this period was along the river and the railroad that paralleled it, including the Riverside Mills complex (inventory 95). This industrial development was paralleled by the establishment of country residences, such as Rockdale (inventory 116), the property of Philadelphia stone merchant Samuel Prince. Finally, beginning in the 1880s, land

¹ On the early land division that preceded this settlement, see Jefferson Moak, "A Fair and Impartial Seating? Division, Distribution and Development of Land in Southeastern Pennsylvania 1682-1741," Unpublished M.A. Thesis, Temple University, 1998, and Joseph Starne Miles and William H. Cooper, *A Historical Sketch of Roxborough, Manayunk, Wissahickon* (Philadelphia: George Fein & Co., 1940), 75-79.

² On the growth of industry in Philadelphia that provided the wealth for this expansion, see Elizabeth M. Geffen, "Industrial Development and Social Crisis, 1841-1854" in Russell F. Weigley, ed., *Philadelphia: A 300-Year History* (New York and London: W. W. Norton & Company, 1982), 307-362.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

purchases by Pennsylvania Railroad executive and developer Henry H. Houston and his successors controlled and limited change well into the twentieth century, extending the period of agricultural activity longer than it survived in most of the rest of the immediate area.

Houston began his land purchases in the district with the "Fairview" property (inventory 9) in 1880, in a period when there was little residential development in the district, with the hope of creating an elite railroad suburb as he would go on to do in Chestnut Hill to the east. He and his heirs eventually purchased most of the land in the district to the north of Port Royal Avenue and south of the Riverside Mills Property on the south side of Manor Road in Montgomery County. Houston failed, however, to persuade the Pennsylvania Railroad to build a new line paralleling Ridge Avenue, which would have been essential to establishing a suburb of wealthy commuters in Upper Roxborough.³ Houston's heirs, including his son Samuel, continued to cherish the hope of developing their land in the district through the 1920s. In 1920, they proposed their land as the site for the Sesquicentennial celebration of 1926 (design by DeArmond, Ashmead and Bickley, photo 28). The promotional brochure published as part of this bid shows field agriculture as a dominant land at this date. The Houstons' bid for the Sesquicentennial failed in part because of the remoteness of the site, as did later attempts to bring a Veterans' Administration Hospital, Temple University, and the United Nations to the Houston lands after World War II.⁴ Ultimately, the Houston estate did develop a significant portion of Upper Roxborough beginning in the late 1930s: their Andorra housing and shopping development is to the east of the Ridge Avenue, however and out of the district.

Since World War II, there has been relatively little development in the district. Historic agricultural and industrial activities have almost all ceased, and it has become a primarily residential area. Some infill housing has been built, particularly along roads already more densely developed. One of the most substantial changes in the district was the establishment of the Schuylkill Center for Environmental Education (originally called the Schuylkill Nature Center) in 1965 by the donation of most of the Houston lands by Eleanor Houston Smith. The Schuylkill Center has maintained the core of the district as a nature preserve since its founding.

In regard to Criterion A in the area of significance of agriculture, the district is a record of the agricultural and rural land development of the area. The upland portion of the district drew farmers in the early period, who, like

³ David R. Contosta, *A Philadelphia Family: The Houstons and Woodwards of Chestnut Hill* (Philadelphia: University of Pennsylvania Press, 1988), 118.

⁴ Contosta, 119. Part of the Sesquicentennial proposal was to build bridges that would link Chestnut Hill, Upper Roxborough, and the Main Line. On the failed bid for the Sesqui see *Report of the Sesqui-Centennial Committee of the Engineers' Club of Philadelphia on Sites* (Philadelphia, 1922).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

the millers, were of German heritage, presumably originally from Germantown. Their farming benefited from the natural advantages of the district's south-facing hills and upland pasture, and multiple streams that provided water for drinking and irrigation. The topography also had limitations as well as advantages: the creek ravines and the location of historic roads (particularly Port Royal Avenue) defined the amount of contiguous, profitable farmland that could be assembled in the district. Historic atlases indicate that the norm except in the northernmost part of the district was small subsistence farms of an average of ten acres. The scale of these farms is mirrored by the modestly-scaled agricultural building clusters that survive throughout the district. North of "Murder Hollow" (inventory 10, 11), on either side of Spring Lane, the upland ridge is wider than it is along Port Royal Avenue, and larger properties were assembled here. The only property large enough to have both an estate house and a tenant house is Samuel Prince's "Rockdale" (inventory 115), with buildings constructed after the mid-nineteenth century, and there is no evidence that large eighteenth-century farmsteads characterized any part of the district. On the contrary, the core of the developing agricultural community was Port Royal Avenue, where relatively deep lots with narrow road frontages recall, as they do in the German township, the typical German land division pattern, and early eighteenth-century, one-room settlement houses are known to be part of at least two properties, one on each side of the road (inventory 48, 54). There is little evidence that crops were grown on the district for sale on a large scale, although deed, census, and directory evidence names some district residents as both farmers and grocers, suggesting that some may have sold their products nearby on Ridge Avenue. There is some evidence, both documented and anecdotal, that the area was known for fruit growing, which would have been relatively profitable on minimal acreage.⁵

In regard to industry, the district is significant for its mills, structures and sites relating to both manufacturing and extraction along the Schuylkill River and its feeder streams. The earliest, and later the dominant manufacturing industry in the district was paper making, and a significant number of surviving buildings and sites document this use. The other mills in the district were powered, like those that cut stone in the quarries, by the creeks that flow from northeast to southwest. The first paper making mill in the district was established by Anthony Newhouse at the outlet of Trout Run at the northwestern end of the district in Montgomery County in the second quarter of the eighteenth century.⁶ Newhouse's mill, at the southwestern end of what is now Manor Road at the northern end of the district, was located not only where water power from Trout Run was available, but where he could transport his products by river downstream to Philadelphia. The earliest portion of the eighteenth-century building on the north

⁵ "Trespassers in Roxborough", *Manayunk Star and Roxborough Gazette*, 2 July 1859.

⁶ Horace Mather Lippincott, *A Narrative of Chestnut Hill, Philadelphia, with some account of Springfield, Whitemarsh and Cheltenham Townships in Montgomery County Pennsylvania* (Jenkintown, PA: Old York Road Publishing Company, 1948), 117.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

side of Manor Road at the Riverside Paper Mills complex (inventory 14, photo 9) is presumed to date to his occupation of the site. Newspaper evidence indicates that both Newhouse, and the next paper maker associated with the Trout Run mills, Jacob Hagy (alternately spelled Hage, Hagie, and Hagey) were residents of Germantown. Hagy was also one of the founders of St. Peter's Lutheran Church.⁷ The name of Hagy's Mill Road preserves the record of this family's involvement in early milling in the district, as does the surviving mill remains at the northern terminus of that thoroughfare in Montgomery County. Sources concur that the front volume of the eighteenth-century building in the Riverside complex was constructed by one of Jacob Hagy's sons in 1792.⁸

The great mass of the Riverside Mills' nineteenth-century complex was begun by Edwin R. Cope in 1856, in the same period that brought the establishment of summer estates by Philadelphia merchants in the upland portion of the district. William C. Hamilton (born 1819) began as the manager and part owner of the Riverside Mills, and went on to purchase it in 1865; it continued to expand under family control into the twentieth century.⁹ As noted in Section 7, other surviving mill remains and related structures can be found along Green Tree Run, just north of Shawmont Avenue at the southern edge of the district, although there is little documentation about their history other than their surviving fabric. Historic insurance atlases indicate that the land northwest of Shawmont along Green Tree run was a single property in 1875, owned by Charles Thomson Jones.¹⁰ Given the early nineteenth-century date of construction of the mill workers' houses on Shawmont, it is probable that this had been a single property since that period at least.¹¹ Finally, the remains of another water-powered, early nineteenth-century mill survive to the north of the tenant farmer's house on the Samuel F. Prince property.

The river edge was the locus of extractive industries because of the district's natural topography and

⁷ *Pennsylvania Gazette*, 1 August 1751, 14 September 1752, 28 June 1753, 12 December 1754, 13 August 1761, Accessible Archives online database (accessible.palinet.org). On the church, see Bean, ed., 2: 1150-2. The 1761 church building was replaced in the mid-nineteenth century.

⁸ Lippincott, 117, asserts that this was Daniel, while an anonymous author, in a booklet produced for the Riverside mills ("Along the Pathway from Fibre to Paper" [W. C. Hamilton & Sons], ca. 1930, Collection Free Library of Philadelphia, Roxborough Branch), gives the name of John.

⁹ See "Along the Pathway."

¹⁰ Jones's name appears in an 1853 Philadelphia city directory as an attorney (*McElroy's Philadelphia Directory for 1853* [Philadelphia, 1853], 208), and it is likely that this is the "C.T. Jones" who appears as a man of substantial income (\$3,088) in the 21st Ward of Philadelphia (Roxborough and Manayunk). *Income Tax of the Residents of Philadelphia and Bucks County for the Year Ending April 30, 1865* (Philadelphia, 1865), 51.

¹¹ G. M. Hopkins, *Atlas of the 21st Ward, Philadelphia* (Philadelphia, 1875), plates F & G.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

geology. The Roxborough Pumping Station (inventory 25, photos 1 and 26) at the southern end of the district along the river, was built to supply water to Manayunk in the late 1860s. A substantial, ice house (demolished before 1910) that stood on the river's edge in the nineteenth century, north of the southwest end of Port Royal Avenue, took advantage of the same resource.¹² Valuable building-stone deposits were exposed and accessible in the cliffs above the river; the creeks that run from the upland area of the district in a series of ravines to the river allowed for the construction of water-powered mills with which to cut the stone (inventory 93, see photo 8). In the most substantial and earliest quarry soapstone was cut from the hillside just to the south of the Philadelphia line along the river; it was followed by the later schist quarry at the bottom of the "Murder Hollow" creek. Nineteenth-century atlases show that the soapstone quarry was in operation in 1848, under the ownership of John Freedley, probably the prominent Montgomery County attorney. It is probable that this quarry was opened in the eighteenth century, since soapstone headstones for early German-background district landowners can be found in the graveyard for St. Peter's Lutheran church (1761) on Church Road in Whitemarsh township north of the district.¹³ The schist quarry existed by the 1880s.¹⁴ In 1853, when the property that encompassed both quarries was purchased by Samuel F. Prince, a wealthy Philadelphia marble merchant, the soapstone quarry became part of his country estate, "Rockdale," aptly named not only for this quarry but also for the striking natural rock formations that sit to the northwest of the farmhouse on this property.¹⁵

In regard to transportation, the Schuylkill River was a key means of access to the district from the earliest period, allowing the movement of people, animals, and goods. After the completion of the Schuylkill Canal outside the district in 1820, and the Philadelphia, Germantown and Norristown Railroad through the district in 1835, transportation along the river increased substantially, allowing the stone from the quarries in the district to move in greater quantity to city markets, and, by the mid-nineteenth century, for Philadelphia merchants made rich by a booming early industrial economy to travel to the district for summer retreat. The final phase of river-based transportation development came with the incorporation of the P.G. & N. line into the Philadelphia and Reading Railroad in 1870, and the establishment of a parallel, competing Pennsylvania Railroad line in the early 1880s.¹⁶

¹² See Miles and Cooper, 91, and, Hopkins, Plate F.

¹³ Theodore W. Bean, ed., *History of Montgomery County, Pennsylvania* (Philadelphia: Everts & Peck, 1884), 1: 545.

¹⁴ Plot G.14, Coded Property Records, Henry Houston Estate Papers, University of Pennsylvania Archives, Philadelphia.

¹⁵ Prince appears as early as 1853 in Philadelphia city directories as a marble merchant, with his yard on the Schuylkill River at Chestnut Street. His income in 1864 was a substantial \$9,581. *Income Tax . . .*, 54.

¹⁶ James L. Holton, *The Reading Railroad: History of a Coal Age Empire* (Laury's Station, PA: Garrigues House, 1989), 279; George H. Burgess and Miles C. Kennedy, *Centennial History of the Pennsylvania Railroad Company, 1846-1946* (Philadelphia: The Pennsylvania Railroad Company, 1949), 413.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

The three historic station buildings on the rail line add to the understanding of this use.

In regard to Criterion A, the district differs from other areas on the river in its high degree of historic integrity, and in preserving evidence of the historic agriculture, industry, and transportation that developed together along the Schuylkill River. In the Fairmount Park National Register Historic District, downstream of the Upper Roxborough District, the agricultural component, an important historic feature of many of the estates along the river, is minimally evident today, since few tenant farming buildings survive. Further, industrial buildings and structures along the river in the park were removed as part of its creation as a safeguard for the city's water supply. Another related resource in the same watershed is the Rittenhouse Town National Historic Landmark along the Wissahickon; the earliest paper mill at the mouth of Trout Creek in Miquon in the Upper Roxborough district was set up in competition with Rittenhouse's earlier venture (see below).¹⁷ In the Upper Roxborough district, surviving resources document this early period of industry and the successive generations of development as well. In addition, the Upper Roxborough district also includes one of the region's earliest rail-related transportation uses, and stone quarrying industry.

In regard to Criterion C in the area of architecture, the Upper Roxborough district is significant for its examples of eighteenth, nineteenth and early twentieth-century architectural styles. The buildings constructed before the mid-nineteenth century found throughout the district are significant examples not only of vernacular period styles, but also of historic ensembles and clusters, describing the relationship between buildings in farms and in the German settlement farm groups. The district is also significant for its group of mid-nineteenth century houses, which are unusual examples of Greek Revival-Italianate transition style. As the wealth of the city grew and access to the area became easier in the nineteenth century, due to the creation of the Ridge Turnpike (Ridge Avenue) begun in 1811 just to the east of the district (in addition to the transportation along the river), Philadelphia residents began to be attracted to the region for business and for pleasure. At mid-century, at the same moment that Edwin R. Cope was beginning the Riverside Paper Mills complex, Philadelphia merchants were bringing the country seat traditions established downstream on the Schuylkill in the early eighteenth century to the district. The area along the river in the city had already been developed, was too expensive, or was already part of the nascent Fairmount Park. Manayunk had developed into a substantial industrial village and was unavailable for the creation of country seats. The Upper Roxborough district was therefore an attractive area for the establishment of country residences at mid-century, when the three summer houses in the district were built.

¹⁷ Lippincott, 116.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

The first of these was wealthy citizens to establish a summer residence was Philadelphia marble merchant Samuel F. Prince. In 1853, Prince purchased the land that transformed what had been an agricultural and quarrying property into a country retreat estate by the addition of a substantial, Greek Revival-Italianate transition style house (inventory 116, photo 22) sited to take advantage of the picturesque views along the river. "Rockdale" exemplifies an important aspect of estate holdings on the Schuylkill. Country retreats along the river are not conventionally associated with uses other than recreation. But unlike modern vacation homes, these places were the locus of agricultural activities, and while quarrying was a more unusual feature of such properties, it was not unique to Prince's holding. Belmont, in the Fairmount Park district, was one of the most elegant country seats along the river in the eighteenth century, and provides an example of both extensive agriculture and quarrying as important income-producing features of such properties.¹⁸ Unlike the members of the Peters family, whose primary profession was the law, Prince's estate house, as its name indicates, was an expression of his mercantile identity, as well as his financial (and social) status.

To the south of Prince's Rockdale, two German-immigrant upholsterers and merchants, brothers David and George Klauder, purchased land for their country residences in 1856, and built two houses in the same transitional style as Prince's dwelling (inventory 9 and 11, photos 20 and 21, respectively). In contrast to Prince's large land holding, the Klauders built on relatively small lots (George's in "Murder Hollow" and his older brother's on the crest of the hill looking over the river to the south), demonstrating not only their smaller pocketbooks but the other type of estate typical of the lower Schuylkill. This second type, exemplified by William Crammond's 1799 Sedgeley, designed by Benjamin Henry Latrobe (now demolished) more closely corresponds to modern conventions. On these properties, owners did not conduct the sort of large-scale agricultural or extractive activities seen at both Rockdale and Belmont, though houses, gardens, and secondary structures were significant features, as they were at David Klauder's "Fairview." Further, the elder Klauder's property connects these estates with rail transportation, since a station appears on historic atlases at the railroad line there.¹⁹ A second Philadelphia merchant, Cornelius O'Callaghan, continued to use David Klauder's dwelling as a country house after his purchase in 1868, until his death in 1880, after which Henry Houston inaugurated his purchases in the district by acquiring

¹⁸ See Martin Jay Rosenblum, R. A. & Associates, "Belmont Mansion Historic Structure Report," Collection Fairmount Park Commission, 1992, section 1.

¹⁹ The Klauders are listed as upholsters in McElroy's 1853 directory, and appear in the 1850 U.S. census (p. 229, microfilm reel 491). They purchased adjacent properties in the district corresponding to the "Fairview" house and the main house in "Murder Hollow" (see inventory) in 1856. David Klauder, the elder brother, was 41, when he purchased the "Fairview" property (Deed dated 4/1/1856, Philadelphia City Deed Book RDW127, p. 333), and George was 39 when he purchased the "Murder Hollow" site (Deed dated 4/7/1856, Philadelphia City Deed Book RDW63, p. 435).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

O'Callaghan's former lot at a sheriff sale.²⁰ Taken as a group, Prince's house and the Klauder houses represent not only two different types of Schuylkill estates, but are also rare surviving examples of the transitional style of their period, and, given their shared interior detail, may well have been constructed by the same builder. They also represent the last generation of summer houses along the Schuylkill. Those leaving the city after the Civil War would travel farther afield to resorts made increasingly accessible by improved rail and sea transportation, including shore destinations such as Cape May, New Jersey and Newport, Rhode Island, and mountain destinations like the Poconos and the Catskills. The final manifestation of the summer retreat in the district appeared in the early twentieth century in the form of a small cluster of cottages on River Road, where middle class automobile travelers' interests led to a river resort.

The final chapter of rural architectural style in the district came before the second World War. After the failure of the Sesqui-centennial scheme, the Houston family did establish a residence in the district with the substantial expansions and alterations to Renfrew farm (inventory 123) by the important Philadelphia regional architect, Robert Rodes McGoodwin (1886-1967). McGoodwin's Renfrew farm alterations constitute not only a fine and significant example of his work, but are also the final chapter of historic elite country residence in the district, now in the form of year-round estate. The architecture of recreation along the river survived in vernacular form in a small resort along River Road (inventory 91) built at approximately the same time.

There are a number of resources in the region that can be compared to the architecture found in the Upper Roxborough district. The estate houses found in the Fairmount Park district are justly well-known as rural retreats, but the Klauder and Prince houses in the Upper Roxborough district are significant as documents of the final phase of development of the Schuylkill as a fashionable estate area, and, in addition, evidence an unusual transitional style. The vernacular houses throughout the district are in some respects comparable to others in the region. Unlike analogous buildings in Germantown, Mount Airy, and Chestnut Hill, the rural setting is largely preserved in the Roxborough district.

Finally, concerning Criterion D, the archaeological sites found throughout the district is significant for the important information they may reveal regarding the material culture associated with the agrarian market economy and early industry of the Philadelphia region of the eighteenth and early nineteenth centuries.

²⁰ Houston Papers, op. cit.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

In summary, the Upper Roxborough Historic District is eligible for the National Register of Historic Places under Criterion A as a remarkably intact document of early agriculture, industry, and transportation, under Criterion C for its intact ensemble of eighteenth-, nineteenth- and early twentieth-century building styles and types, and under Criterion D for its historic industrial, domestic, and agricultural sites with their significant potential information on the material culture of the region.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Bibliography

Alotta, Robert I. *Street Names of Philadelphia*. Philadelphia: Temple University Press, 1975.

Bean, Theodore W., ed. *History of Montgomery County, Pennsylvania*. Philadelphia: Everts & Peck, 1884.

Contosta, David R. *A Philadelphia Family: The Houstons and Woodwards of Chestnut Hill*. Philadelphia: University of Pennsylvania Press, 1988.

Henry H. Houston Estate Papers. University of Pennsylvania Archives, Philadelphia.

Holton, James L. *The Reading Railroad: History of a Coal Age Empire*. Laury's Station, PA: Garrigues House, 1989.

Hopkins, G.M. & Co. *Atlas of the County of Montgomery and the Sate of Pennsylvania*. Philadelphia, 1871.

_____. *Atlas of Part of Ward 21, Philadelphia*. Philadelphia, 1875.

Income Tax of the Residents of Philadelphia and Bucks County for the Year Ending April 30, 1865. Philadelphia, 1865.

Levering, John. *Plan of the Township of Roxborough*. Philadelphia: M. Dripps, 1848.

Lippincott, Horace Mather. *Chestnut Hill, Philadelphia, with some account of Springfield, Whitmarsh and Cheltenham Townships in Montgomery County Pennsylvania*. Jenkintown, PA: Old York Road Publishing Company, 1948.

Miles, Joseph Starne and William H. Cooper. *A Historical Sketch of Roxborough, Manayunk, Wissahickon*. Philadelphia, 1940.

Moak, Jefferson M. "A Fair and Impartial Seating? Division, Distribution and Development of Land in Southeastern Pennsylvania, 1682-1741." Unpublished M.A. thesis, Temple University, 1998.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Morris, Wm. E. *Map of Montgomery County Pennsylvania*. Philadelphia, 1848.

Report of the Sesqui-Centennial Committee of the Engineers' Club of Philadelphia on Sites. Philadelphia, 1922.

Rosenblum, Martin Jay, R.A. and Associates. "Belmont Mansion Historic Structure Report." Collection Fairmount Park Commission, 1992.

Scott, J. D. *Combination Atlas Map of Montgomery County, Pennsylvania*. Philadelphia, 1877.

Smith, Elvino. *Atlas of the 21st Ward of the City of Philadelphia*. Philadelphia, 1911.

Smith, J. L. *Property Atlas of Montgomery County, Pennsylvania*. Philadelphia, 1893.

[W. C. Hamilton & Sons]. "Along the Pathway from Fibre to Paper." N.d. [ca. 1930]. Collection Free Library of Philadelphia, Roxborough Branch.

Weigley, Russell F. ed. *Philadelphia: A 300-Year History*. New York and Londond: W. W. Norton & Company, 1982.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Boundary Description

Beginning on the eastern shore of the Schuylkill River in Philadelphia County at the southern corner of the Philadelphia Water Department's property immediately south of the intersection of Nixon Street and Shawmont Avenue, continuing thence northeast along the southeastern limit of this property, the northeast limit of the right of way of the former Pennsylvania Railroad.

Thence northwest along this right-of-way to the northwest side of Shawmont Avenue.

Thence following the northwest edge of Shawmont Avenue to the southwest side of Cross Street (opened in part as Gettysburg Avenue, partly unopened).

Thence in a straight line northwest along the southwest side of Cross Street to a point opposite the southern corner of the property line of 7851 Gettysburg Avenue.

Thence northeast along the southeastern line of this property to its eastern corner; continuing northwest along the northeastern line of the same property to its northern corner; thence southwest along in the northwest line of the same property.

Thence continuing in a straight line to the southwest side of Cross Street.

Thence continuing northwest in a straight line along the southwest edge of Cross Street to the northwest edge of Port Royal Avenue.

Thence northeast along the northwest side of Port Royal Avenue to the western corner of the intersection of Port Royal Avenue and Hagy's Mill Road.

Thence northwest along the southwest edge of Hagy's Mill Road to the intersection of Spring Lane, thence continuing in a straight line to the northwest edge of Spring Lane.

Thence north and northeast along the northwest edge of Spring Lane to the northeastern corner of the property of 475 Spring Lane.

Thence northwest along the northern edge of this property to the northern corner of the property of 401 Spring Lane. Continuing northwest along the northwest limit of this property to the Philadelphia-Montgomery County line. Thence southwest along the county line to the northeast edge of Hagy's Mill Road.

Thence northwest along the edge of Hagy's Mill Road in Montgomery County to the intersection of Manor Road; continuing in a straight line across Manor Road to its northwest side.

Thence 560 ft. northeast along the northwest side of Hagy's Mill Road. Thence northwest approximately 830 ft. to the southeast side of Lafayette Road, encompassing the mill pond and site of Hagy's Mill. Thence south and southeast along the eastern edge of Lafayette Road to the northwest edge of Manor Road.

Thence continuing along the northwest edge of Manor Road to the point where it meets the right-of-way of the former Pennsylvania Railroad. Thence northwest along this property line 100' to a point; thence southwest parallel to the northwest side of Manor Road and 100' from it to the end of Manor Road; continuing in a straight line to the Schuylkill River; thence along the eastern shore of the river to the place of beginning.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 2

Upper Roxborough Historic District
Philadelphia and Montgomery Counties, Pennsylvania

Boundary Justification

These are the boundaries of the contiguous area in which historic agriculture, industry, and transportation and eighteenth-, nineteenth- and early twentieth-century building styles and types, as well as historic industrial, domestic, and agricultural sites survive with historic integrity and density along the Schuylkill River in the Philadelphia region. In the areas immediately outside of the district, late twentieth-century residential and commercial development and/or demolition have affected historic resources so they are not appropriate for inclusion, or the resources do not meet the same criteria as those in the district.

Although the boundary as drawn includes a number of non-contributing buildings along River Road, these buildings do not detract from the visual integrity of the landscape along the river. The boundary is drawn to follow the river because of the importance of the river connection to the historic development of the district.

UTM References, continued:

5) 18 477150 4434860

